



VOLUNTEER NEEDED FOR VACANCY ON BOARD

There is a vacant position on the Board. If you, as an owner, are interested in serving and contributing in a very tangible way, please send a short bio to the Board in care of JamesN@Bartleinc.com for review. The Board normally meets once a month, typically on the 2nd Thursday of the month, at 6PM. Most meetings last about an hour and a half to 2 hours. Thank you for your consideration.

LEAVING FOOD OUTSIDE ATTRACTING UNWANTED ANIMALS

If you have a pet, please do not leave food outside, especially overnight, as it would only attract rodents, vermin, insects, etc. In addition, if you have a bird feeder, the seeds would also encourage animals to come around. Please promptly remove it. Your neighbors would be grateful for your cooperation.

As part of the regular maintenance, the Association has SB Pest Control set up bait boxes around the buildings to manage the rodent's population. However, because of where the Development is situated (with a creek running through it along with lots of vegetation), wild animals are often present.

WATER REBATE RECEIVED

From all the conversion of drip irrigation around the complex, the Association saved 965 HCF (each HCF is 748 gallons) after the first year. Consequently, the Association has received a check close to \$2,200 from the Goleta Water District for conserving water.

If you see any broken irrigation line, please be sure to call 805-569-1121. Thank you.

April 11, 2017

UNAUTHORIZED PEOPLE RECENTLY FOUND IN POOL AREA

A reminder that anyone found in the Pool Area without a facilities pass is considered trespassing.

In addition, Visitors are not allowed in the pool area without a Resident in attendance. Friends & relatives of a resident found in the pool area without a pass and without the Resident present are thus also considered trespassing, as without the Resident present, there is no way to verify the non-residents have permission to be on the premises. It is not OK for Residents to let friends use the pool area if the Resident will not be present, and Residents can be held accountable for such pool violations.

VENDOR VEHICLES FOUND UNATTENDED IN FIRELANES

Vehicles parked unattended in the Fire lane, No-Parking, Tow-away zone can be towed without warning. This includes vendors. Residents cannot and should not give 'permission' for vendors to park in the Fire lane or marked Tow-away zones. Vendors can unload tools and supplies but should then move vehicles to proper parking spaces. Considerate residents park in a visitor's space and allow vendors to park in the Unit's assigned space while the vendor is working on the Unit. Thank you for your cooperation.

CLEANING OF DRYER VENT URGED

As part of your regular maintenance to your unit, please make sure to include the removal of the lint from your dryer vent. There is a lint brush or hook that you can buy to remove the lint. If you are on the 2nd or 3rd floor, you will most likely need to pull the dryer out and grab

the lint with your hand from the duct. You may also want to replace the flexible or rigid duct while at it. Thank you for your cooperation.

PACKAGES REPORTED MISSING

The Board was recently told of an incident that included a woman in a white pickup following a UPS truck. Apparently, after the package was dropped off at a unit's front door, the woman, allegedly, took it and opened the package. If you see something like this situation, please call the Police and/or get the license plate of the vehicle. Thank you.

ASSOC WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. J. Conti, Ms. G. Ippolito, Mr. & Mrs. D. Kim, Ms. T. Kim, and Theodore. Vanderwoude*

*Born late last month. Congrats to the parents and family.

MOTORCYCLE PARKING REMINDER

If you have a vehicle and a motorcycle, please do not try to squeeze the motorcycle at the front of the parking space and then park your vehicle in the same space. For safety reasons, please park your bike in the designated space. Thanks.

BALCONY SCUPPERS TO BE KEPT CLEAR

Each balcony should have multiple scuppers (drain pipe for surface water to drain) to allow water to run off its surface. Please make sure these scuppers do not have leaves or debris causing them to clog up. You can clear them by poking a broom handle through them.

DEHUMIDIFIER SUGGESTED

If you live on the ground floor, especially during the rainy season, you are strongly suggested to get at least one dehumidifier for your unit. The bottom floor units can get a musty smell due to the extra moisture in the air and in the ground. The dehumidifier will help extract moisture from the air.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversized dog, please ask your guest to leave the dog at home. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the

Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, April 13, 2017, at 6PM**, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

The Association requires current contact information from all owners. If you move, have a change in renters or contact information, please provide that information to the Association at the address below.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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